Presentation to:

Countryside Properties UK Limited & Stechrioco Ltd

Royle Road
Rochdale

Report by:

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1) Introduction

1.1 This report is submitted in support of a detailed planning application for residential development at the application site by Countryside Properties UK Limited.

1.2 The purpose of this report is to review the site from an employment land and redevelopment perspective with a view to commenting on the reasonableness or otherwise for redevelopment for non employment uses.

1.3 This report has been produced jointly by Avison Young Property Consultants and Grasscroft Development Solutions. Avison Young are a major Manchester based multi-disciplinary property consultancy and analysis has been provided by Simon Hampson MRICS, a Chartered Surveyor having approximately 30 years experience in dealing with all aspects relating to the purchase, sale, acquisition and development of industrial / warehouse property throughout the North West.

2) Industrial Property Market

2.1 This section will explore the dynamics of the property market for employment land within the Rochdale and Greater Manchester area, the market area which the site falls. It will consider suitability of the current site for employment development and current market conditions.

2.2 It will do this by addressing the following issues in detail:-

- Economic background and structural change.
- Overview of North West Industrial and Logistics market.
- Industrial development in the Greater Manchester market.
- Industrial development and availability in the Rochdale / North Manchester market.
- Assess the sites position within the Rochdale area.

2.3 Economic Background and Structural Change

2.3.1 The economy has performed reasonably well during the last 3 or 4 years with those parts of the economy which create demand in the Industrial and Logistics sector recording positive growth.

2.3.2 The decline in the High Street, under performance of the large supermarket operators has been well documented. This has occurred with a simultaneous rise of discount and internet retailers and reflects a structural change taking place in consumer shopping habits.

2.3.3 The rise of e-commerce is now the single most important issue driving activity in the Industrial and Logistics sector. The UK is Europe's most mature e-commerce market with conservative estimates predicting that online sales will grow to account for around 20% of the total re-sale sales by 2020. Whilst this change represents real challenges for retail supply change management, growth has been and will continue to be key to the market's activity over the medium term.

2.3.4 The importance of this is reflected in the British Property Federation creating a new Industrial and Logistics committee to inform and lobby policy makers on the rapid changes in this market and the requirements for land. This has principally been to make a case for the release of green field land on motorway corridors to accommodate highly accessible sites to accommodate the demand for this sector and the very large warehouses between 250,000 – 750,000 sq ft now required. We consider the subject site unsuitable for large scale distribution due to the impact such large scale units have on adjoining residential areas i.e. high eaves heights typically at 12 – 15 metres affecting residential amenity, the need by occupiers of almost immediate motorway access, requirements for 24 / 7 working, high volumes of HGV traffic and multiple shift working patterns associated with e-commerce logistics.

2.3.5 In regards to the office markets, the service sector remains a dominant proportion of the economy and office markets remain an important part of the property market. Technical advances have had a dramatic impact upon the way we occupy office space in a similar way but for different reasons to the industrial and logistics market. The office market has polarised into large SME's and the large corporations requirements, where high quality environment, accessibility and amenity offer are essential. This is reflected in the large scale developments that have occurred in the City Centres such as Manchester, Salford Quays and Media City which continue to attract the bulk of new office requirements.

2.3.6 This is in contrast to the peripheral Greater Manchester town centres where perhaps with the exception of Stockport, there has been no large scale development for a significant number of years. This is likely to continue to be the case, particularly as public sector requirements, due to diminishing public sector budgets, are expected to remain muted. Only those locations which are able to provide the very highest quality environment and the highest level of amenity required by today's occupiers are likely to grow. The development of speculative office development in the Rochdale area (without significant grant aid) is essentially uneconomic as would be the case with the subject site.

2.4 Overview of North West Industrial and Logistics Market

2.4.1 2017 / 2018 has been another strong period with take up in excess of the 5 year average, driven principally by larger units over 150,000 sq ft. The majority of regions saw stronger activity across the board.

2.4.2 The Mid Box Sector sized category 50,000 – 100,000 sq ft also remains active although the continued growth of e-commerce has provided the catalyst for the construction of larger scale speculative development activity in bringing forward more appropriate land to accommodate the changing characteristics of occupier demand.

2.4.3 The Industrial and Logistics markets in the North West are now seeing significant speculative development come to fruition, being solely focused on prime distribution locations and sites, offering the potential to accommodate the largest footloose logistics enquiries circulating the North West market and almost exclusively larger units. Refer to Schedule 1 (schedule of speculative units constructed throughout the North West). Examples include:-

- 216,000 sq ft at Kingsway, Rochdale – completed
- 375,000 sq ft at Logistics North, Bolton – completed
- 330,000 sq ft at Omega, Warrington – completed
- 525,000 sq ft at M6 Major, Haydock – under construction

2.5 Industrial Development in the Greater Manchester Market

2.5.1 This pattern of demand is reflected in the Greater Manchester market area which has a long history of mail order and emerging internet businesses. The region has a substantial presence in the mail order industry which was arguably the pre-cursor to e-tailing. The major players in the sector were N Brown of Oldham and Littlewoods of Liverpool. This skill base has helped spawn a very successful and rapidly growing number of internet e-tailers which have played a major role in the Industrial and Logistics market in recent years. These businesses require very large sites with excellent access to labour and equally important easy motorway access. There are numerous recent examples of these as follows:-

- JD Sports (retail park and e-tailing) 600,000 sq ft at Kingsway Rochdale, M62
- AO, 300,000 sq ft, Crewe – strategically located on the M6
- The Hut Group, 685,000 sq ft at Omega on M62
- Amazon, 330,000 sq ft at Omega on M62
- Missguided, 170,000 sq ft, Trafford Park
- Boohoo, circa 650,000 sq ft, Burnley

The following parcel carriers that support these businesses have also rapidly expanded in their wake and are also very significant consumers of employment land and arguably even more dependent on ease of motorway access:-

- DPD, 60,000 sq ft at Greengate in Oldham
- Hermes Parcelnet, 140,000 sq ft at Omega on M62
- Yodel, 100,000 sq ft at Stakehill Industrial Estate, M60
- Parcel Force, 140,000 sq ft at Chorley, M61
- DHL, 80,000 sq ft at Airport City
- Amazon, 90,000 sq ft at Warrington
- Renus, 60,000 sq ft at Port Salford

2.5.2 All of these operations need the ability to run 24/7 with an essential additional requirement being almost immediate access to a motorway junction in order to cope with extremely high volumes of vehicle movements.

2.5.3 Typically where large scale logistics development has occurred, eaves heights are between 12 – 15 meters high which would obviously come into conflict with any adjacent residential development (as in the case of the subject site) such buildings will be extremely dominant to the immediately surrounding environment together with potential issues of noise, light pollution and significant 24/7 HGV traffic or very substantial car movements.

2.5.4 At Airport City for example when Amazon occupied a 180,000 sq ft ground floor foot print unit approximately 1,500 people are explored on a 3 shift 24/7 basis. The unit had a 15m eaves height to accommodate 3 additional full height mezzanine floors increasing the effective floor area to circa 550,000 sq ft. See Appendix 6 showing aerial photograph of site and adjacent residential.

2.5.5 Recent examples of new high eaves height units are numerous that include the following:-

- K75, Kingsway Business Park – 10m eaves
- Kingsway 216 – 216,000 sq ft unit at Kingsway Business Park – 15m eaves
- Logistics North – 375,000 sq ft – 15m eaves
- Omega – 330,000 sq ft – 15m eaves
- Airport City – 80,000 sq ft – 15m eaves

2.6 Industrial Development and Availability in the Rochdale / North Manchester Market

2.6.1 Rochdale has relatively good connectivity in terms of access to the M62 / M60 motorways. Kingsway Business Park is the flagship industrial / warehouse location within the Rochdale area and accordingly, is the focus of major logistics activity in recent years.

2.6.2 Whether on a regional basis such as Logistic North and Omega or on a more local basis within the Rochdale area, there is increasing polarisation with the prime sites succeeding and more peripheral sites experiencing significantly more subdued activity. The subject site can be considered, at best, a secondary site within Rochdale and tertiary on a regional basis. Even Kingsway as Rochdale's premier industrial location has failed to secure its "fair share" of major distribution units against the regional competition.

2.6.3 Within the Rochdale area, Ropemaker Developments speculatively constructed 4 units of 35,000 sq ft, 40,000 sq ft, 55,000 sq ft and 75,000 sq ft completing in January 2017. Over 18 months later, the 75,000 sq ft unit is still fully available on the market which demonstrates that even in Rochdale's premier distribution location, there is still very significant risk associated with speculative development which remains highly marginal in terms of development economics. During the period of marketing, the letting agents have indicated that lower rentals and shorter lease terms will now be considered which on a development viability basis would technically render the scheme uneconomic and unviable. It is understood that the unit could currently be acquired on a 5 year lease at sub £6 per sq ft with incentives i.e. additional rent free.

2.6.4 A further example is Kingsway 216, a brand new unit of approximately 216,000 sq ft, developed by Standard Life Investments which completed over 12 months ago. The unit is currently fully available on a site considered significantly more high profile than the subject site, having almost immediate access to the M62 motorway and having a very extensive high profile motorway frontage. It is understood that a 5 year lease will be considered at sub £6 per sq ft.

2.6.5 Another example of recent Industrial / Warehouse development within the Rochdale area is Crown Business Park. Again, the site is significantly higher in profile than the subject site being visible from the A627M which offers more direct access to the M62 motorway. The scheme was commenced in 2010 with grant funding assisting economic viability and initially developed two office blocks and 30,000 sq ft of industrial. The developers confirm that the take up of offices was slow and in 8 years, the office spaces has only been 100% occupied for a very limited period of under 6 months.

2.6.6 Also during this period of approximately 8 years, circa 30,000 sq ft has been let to Store First, a self storage occupier requiring a high profile site with the visibility that Crown Business Park provides and a further unit of circa 30,000 sq ft is currently under offer to Tyne Insulations on a design and build basis. There has also been a very small phase of smaller units in the 3,000 – 5,000 sq ft range serving local occupiers, but this high profile site has not thrived.

2.6.7 A new phase of speculative development is currently under construction at "Logic", Kingsway. Again, this development is focused on Rochdale prime industrial location but aimed at the smaller local market. Refer to Appendix 3, Schedule of Rochdale Prime New Space.

2.6.8 This scheme will provide 11 units totalling 60,750 sq ft and is planned for completion in March 2019.

2.6.9 Rochdale Council has also recently approved a hybrid application from Russell Homes for a high profile major site in Heywood which will bring forward more than 15,000,000 sq ft of new commercial space. The new link road to the M62 Is scheduled to start in Spring 2019 and will undoubtedly be the focus of major speculative and occupier led logistic development in the Rochdale area for many years to come.

2.7 Assess the Site's Position within the Rochdale Area

2.7.1 Within the Rochdale area itself, the subject site can be considered a secondary site at best with the focus of any new build activity being on more accessible and higher profile sites such as Kingsway and Crown Business Park.

2.7.2 Within a larger macro logistics background, the subject site can be considered tertiary with very little prospect of being developed by the type of sectors i.e. e-commerce or large scale logistics distribution currently driving the Industrial / Logistics sector. Such occupiers do not wish to be constrained by adjacent, existing residential property in terms of hours of operation or noise restriction. They require unfettered 24 / 7 working with almost direct motorway access.

2.7.3 Whilst the site could be suitable to some smaller scale industrial development serving principally the local Rochdale market, it is almost certain that such activity will need to secure significant grant funding to be viable.

3) Conclusions

3.1 The economics of new Industrial / Logistic development remain highly marginal on all but the most prime of sites on both a micro basis within Rochdale and a macro basis within the wider regional market.

3.2 Taking a micro view within the Rochdale area, there remain significantly better sites than the subject site such as Kingsway with over 100 acres of employment land currently available and Crown Business Park. Even where speculative development has occurred, this report has highlighted that it only successfully occurs in the most prime of sites. 75,000 sq ft of speculative space (K75 Kingsway) has remained available for in excess of 18 months and 216,000 sq ft (Standard Life Investments at Kingsway) has remained vacant in excess of 12 months at Kingsway within undoubtedly Rochdale's premier industrial location. Other significantly better located sites are also being brought forward in the Rochdale area such as Heywood South which will secure the majority of major industrial / logistics development for many years to come.

3.3 Within a micro environment, Kingsway is better placed to attract the larger e-commerce enquires circulating the North West and with over 100 acres of land currently available can accommodate circa 2,000,000 sq ft of new development.

3.4 On a macro level the site can be considered tertiary compared with established distribution locations attracting the vast bulk of new e-commerce and logistics development.

3.5 The impact of major industrial / logistics development of the subject site would be very significant on the adjacent residential uses i.e. 24/7 HGV movements, potential noise, light pollution and visually very dominant. Large scale high bay developments with typical eaves heights of circa 10 – 15m would be detrimental to residential amenity.

3.6 A Co-Star search of available industrial / warehouse accommodation reveals in excess of 1 Million sq ft (refer to Appendix 4) of existing industrial accommodation on then market within a 3 mile radius of the site. In excess of 100 acres of industrial land is also available for development less than 2 miles from the site at Kingsway, together with circa 300,000 sq ft of high quality new building space, once "Logic" the new build scheme is completed in March 2019.

3.7 To conclude, Rochdale does not have a shortage of employment land as has been demonstrated in this report. The subject site is poorly suited to all but the smallest of commercial developments serving the immediate local area where smaller scale lower head room development will have a reduced impact on adjacent residential uses. The site is clearly secondary within the context of the micro Rochdale area and tertiary taking a more regional macro view.

3.8 The economics of major commercial development on such a site simply can not be demonstrated and as such there is no reasonable prospect of the site coming forward for employment uses.

Appendices

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Appendix 1

Schedule of Speculative Units Constructed Throughout the North West

AVISON YOUNG Intelligent Real Estate Solutions

Speculative Units	Future Speculative Units	Second Hand Units

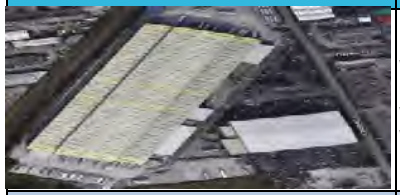
Image	Address	Type	Size (Sq Ft)	Quoting Rent / Price (Pa / Psf)	Lessor / Vendor	Comments
	**Warrington 379 Dallam Lane Warrington WA2 7NT**	**Warehouse**	**379,000 (306,000 + 73,000)**	**£4.95**	**M&G Real Estate**	**Detached warehouse unit 9 – 14m clear headroom 25 dock level loading doors Loading to 3 elevations**
	**Mountpark @ Omega Warrington Skyline Drive Omega South WA5 3TP**	**Warehouse**	**330,000 126,000 181,000 (Phase 2)**	**£6+**	**Mountpark**	**Grade A spec builds - Phase 1 completion Q4 2018 330,000 Now Let To Post Office**
	**375 Logistics North Bolton BL5 1BU**	**Warehouse**	**375,000**	**£6**	**Harworth**	**On-site - PC Q4 2018 15m clear internal height, 35 dock levelers, 4 level access doors, 73 HGV trailer parking spaces, 330 car parking spaces, 16,000 sq ft 3 storey offices.**
	**Middlewich 353 Erf way Middlewich CW10 0QJ**	**Warehouse**	**353,000**	**£5.75**	**Delin Capital**	**14m Eaves 36 dock / 4 level loading doors**
	**K333 Fraiser Place Trafford Park Manchester M17 1ED**	**Warehouse**	**333,500**	**TBC**	**Tritax**	**14m Eaves 22 dock / 2 level loading doors Distribution Facility 88m Yard - low site coverage (45%)**

Image	Address	Type	Size (Sq Ft)	Quoting Rent / Price (Pa / Psf)	Lessor / Vendor	Comments
	Wheatlea Road Wheatlea Industrial Estate Wigan Lancashire WN3 6XP	Warehouse	322,198	£3.25	ASDA	Detached distribution facility constructed in the 1990's Site area of 25.97 acres. 12.5 m eaves heights in the main warehouse and 7.5 m in the loading bays. 28 dock level doors / 6 level access doors 104 HGV parking spaces 50 m service yard. The majority of the warehouse is racked including in rack sprinklers and heated throughout. The warehouse element of the facility is part ambient and there was a section used as a part chill facility.
	Tectonic 300 Stakehill Industrial Estate Manchester M24 2SJ	Warehouse	305,156	£4.95	Tesco	Second hand unit which has undergone refurbishment 10.8 m eaves height 53 dock doors 3 drive in doors / 2 double deck doors with scissor lifts 363 parking spaces Site of 21.5 acres.
	Crewe 240 Jack Mills Way Crewe CW2 5AB	Warehouse	237,764	TBC (£5.75)	First Panatoni	Speculative unit Sheduled to PC Dec 2018 15 m to underside of haunch 18 dock doors / 4 level access doors 50 m yard 43 HGV parking spaces and 184 car parking spaces.
	Kingsway 216 (Plot H) Kingsway Business Park Rochdale Manchester OL16 4NG	Warehouse	216,777	£5.75	Standard Life	Speculative unit Site of 10.86 acres Completed July 2016 15 m to underside of haunch 20 dock doors / 2 level access doors 50 m yard 22 HGV parking spaces and 179 car parking spaces.
	Unit 1 Frontier Park Blackburn J6 M65 BB1 3HR	Warehouse	185,000	£5.75	EP Properties	Spec build ready Q3 2018 12m to underside of haunch 50Knm2 floor loading 15 dock loading doors 3 drive in loading doors 53m deep yard 5% office content 30 trailer spaces 150 car spaces 500kva
	L175 Logistics North Bolton BL5 1BU	Warehouse	175,000	£6.25	Harworth/M&G	12.5m Eaves 17 dock / 2 level loading doors New Distribution Facility

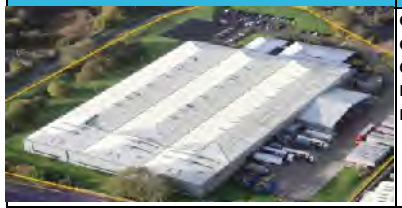
Image	Address	Type	Size (Sq Ft)	Quoting Rent / Price (Pa / Psf)	Lessor / Vendor	Comments
	Galaxy 173 Greenside Way Chadderton Manchester M24 1SW	Warehouse	173,700	£4.95	SCM Products	Second hand unit 6.5 m eaves height 14 dock doors (2 ramped for level access) Expansion capacity of 50,000 sqft
	MA6NITUDE Holmes Chapel Road / Pochin Way Middlewich Cheshire CW10 0TE	Warehouse	160,000	£5.95	Pochin / DB Symmetry	Speculative unit available Q4 2018 12.5m Eaves, 14 dock / 2 level loading doors,
	R150 Road One Winsford Industrial Estate Winsford Cheshire CW7 3QE	Warehouse	150,847	£5.75	Kier / Yorvale	6.8 acre site 12.5 m eaves height 14 dock level doors / 4 level access doors 112 car parking spaces 31 HGV spaces Yard depth of 48 m.
	The Cube Whitehouse Ind Est Preston Brook WA7 3GA	Warehouse	150,500	£5.00	Private Investor	9 - 28 metre Eaves 10 dock / 2 level loading doors New Distribution facility Under offer at c £55 to investor
	P150 Road One Winsford Industrial Estate Winsford Cheshire CW7 3RA	Warehouse	150,000	£4.85 passing	Schoeller Allibert/ Infra Red	12 m minimum clear headroom 12 dock level and 2 level access doors 60m Yard
	H2 Heywood Point Heywood Distribution Park Manchester OL10 2TT	Warehouse	148,856	£6.00	Harbert / Canmoor	Speculative unit 12 m clear height 11 dock level access doors / 2 level access doors 745 kVA electricity supply 60 m yard 135 dedicated car parking spaces.

Image	Address	Type	Size (Sq Ft)	Quoting Rent / Price (Pa / Psf)	Lessor / Vendor	Comments
	Link 656 Langford Way Stretton Distribution Centre Appleton Warrington WA4 4TQ	Warehouse	145,122	£5.50	Eddie Stobart	Second hand unit constructed in 2001. 12 m minimum clear headroom 8 dock level and 4 level access doors 24 HGV parking spaces
	Evolution Agecroft Commerce Park Salford M27 8UJ	Warehouse	130,000	£6	Vengrove	New high quality warehouse available Q3 2018 12m eaves height 13 dock leveller access doors 4 level access doors
	Stonebridge Park (Carlsberg Building) Golbourne WA3 3JE	Warehouse	126,000	£5.75	Carlsberg	10m Eaves 14 dock / 4 level loading doors Low site coverage
	Q110 Weston Road Crewe Cheshire CW1 6GH	Warehouse	110,000	£6.25	Quorum	Speculative unit completed May 2018 12.5 m eaves 10 dock loading doors / 2 level access doors 50 m yard 126 car parking spaces 50 m yard.
	Academy Business Park Lees Road Knowsley Liverpool L33 7SA	Warehouse	110,000	£5.75	Orbit Developments	Speculative unit PC'd Q2 2018 15 m eaves 12 dock level doors / 2 high loading doors / 2 level loading doors 55 m deep yard. Can do identacal building adjacent as Phase 2
	Stakehill 104 Stakehill Industrial Estate Manchester M24 2RW	Warehouse	104,348	£4.95		Second hand unit which has undergone refurbishment 12 m eaves height 8 dock doors 6 drive in doors

Image	Address	Type	Size (Sq Ft)	Quoting Rent / Price (Pa / Psf)	Lessor / Vendor	Comments
	**Unit 6 Broadway Business Park** **Broadgate** **Chadderton** **Oldham** **OL9 0JA**	**Warehouse**	**103,500**	**£5.50**	**Standard Life**	**May Sell** **Loading on 2 elevations** **2 drive in loading doors and 5 dock level loading doors** **8m eaves** **High quality ground floor office accommodation** **Separate yard and car parking providing approx. 83 spaces**
	**Deva 100** **Chester West Employment Park** **Chester** **CH1 4LT**	**Warehouse**	**103,411**	**£4.50**	**Infra Red**	**Speculative unit completed February 2016.** **10 m clear internal height** **10 dock level doors / 2 level access doors** **50 car parking spaces** **47.5m yard** **Possibly in process of letting to DS Smith**

Appendix 2

Schedule of Recent Lettings / Sale on Major New Space in North West

Spec Lettings Since 2015

Property Address	Size Sq Ft	Tenant	Rent (PSF P.A.)	Date Completed
175,000 Logistics North Bolton	175,000	Sykes Seafoods	TBC (.£6.25)	Imminent
L175 Knowsley	175,000	Soak	c.£5.50	August 2018
Mountpark @ Omega Warrington	246,000	Post Office	£6.25	July 2018
Epic 110 Wigan	111,000	MDA	£5.75	Jan 2017
225 Logistics North Bolton	225,000	Whisl	£5.95	Jan 2017
360 Logistics North Bolton	360,000	Amazon	£5.95	Dec 2016
Prime@Omega Warrington	360,000	Amazon	£6	Dec 2016
T1 Trafford Park Manchester	140,000	SIG	£6	Nov 2016
Revolution Park Chorley	183,917	Golden Acres	£5.75	Sept 2016
Airport City Manchester Airport	277,087	Amazon	£6	Oct 2016
Venus 110 Knowsley	110,000	Amazon	£6	May 2016
Union Square Trafford Park	175,000	Amazon		Feb 2016

NORTH WEST - LARGE LOGISTICS SITES

JANUARY 2018

No.	Address	Size	Timing	Agents	Comment
1.	G Park Skelmersdale WN8 8DY	100,000 – 260,000 sq ft	Available now	GVA Colliers	• 3 plots of between 13 & 15 acres • Will consider land sales
2.	Knowsley L33 7XQ	Up to 800,000 sq ft	Available now	JLL B8RE	• Outline consent in place • Consent for up to 21m eaves • 8 MVA
3.	Omega WA5 7XQ	Up to 850,000 sq ft	Available now	GVA JLL	• To the rear of The Hut Group • Mountpark to spec 3 units
4.	Stonebridge Cross Logistics Park L11 9YJ	Up to 1 Million sq ft	Available now	Savills Colliers CBRE	• 55 acres • Detailed planning consent
5.	Haydock (Peel) WN7 3PA	Up to 1.8 Million sq ft	Planning submitted	N/A	• Planning submitted for 3 units up to 1.8 Million
6.	Parkside Colliery WA12 8DB	Up to 1 Million sq ft	Planning to be submitted 2017	JLL	• Phase I to be accessed from A49 and subject to major junction improvement • Planning to start on site Autumn 2018

No.	Address	Size	Timing	Agents	Comment
7.	Magnitude Middlewich CW10 0QJ	100,000 - 600,000 sq ft	Available now	Legat Owen B8RE Savills	• 3 plots • Outline planning consent in place
8.	Strategic Site Preston	Up to 800,000 sq ft	Late 2018	N/A	• Planning now submitted • JV between Brockhouse / Eric Wright and Lancashire County Council • Mixed use scheme site
9.	Frontier Park Blackburn BB1 4ER	Up to 360,000 sq ft	Available now	GVA Trevor Dawson	• Developer has no track record • Site has a number of plateaus
11.	Oldham Broadway OL9 8RR	Up to 450,000 sq ft	Q1 2018	AY JLL	• Construction of road commenced July 2017
12.	Heywood North	Up to 1 Million sq ft	2020	N/A	• Outline consent submitted • New link road to M62
13.	Plot H4 Heywood Distribution Park OL10 2TT	Up to 630,000 sq ft	Available now	CBRE Savills B8RE	• In JP2 • In discussion with an occupier
14.	Manchester Airport	Up to 600,000 sq ft	Q4 2017	JLL DTRE CBRE	• Land sold to Stoford

No.	Address	Size	Timing	Agents	Comment
15.	Carrington	1 Million sq ft	2019+	Colliers JLL	• Major infrastructure required • Key focus is residential
16.	Port Salford M30 7SF	Up to 1 Million sq ft	2019+	Cushman and Wakefield	• New rail link to be in before future development can take place
17.	Logistics North BL5 1EE	Up to 287,000 sq ft	Available now	JLL B8RE	• Last remaining plot • Specification 375,000 sq ft
18.	The Airfield Deeside CH5 2RD	Up to 1 Million sq ft	Available now	GVA B8RE	• Outline consent • Will consider land sale
19.	Port Cheshire Ellesmere Port CH65 2AL	Up to 1 Million sq ft	Available now		• Detailed consent in place

Appendix 3

Schedule of Rochdale Prime New Space

Scheme	Size (Sq Ft)	Comment
Kingsway 216	216,000	■ New high bay distribution unit completed approximately 12 months ago. ■ Fully available.
K75 Kingsway	75,000	■ New speculative warehouse unit completed over 18 months ago.
Logic Kingsway	Unit 1 – 3,000 Unit 2 – 7,500 Unit 3 – 6,250 Unit 4 – 6,000 Unit 5 – 4,500 Unit 6 – 3,000 Unit 7 – 3,000 Unit 8 – 3,000 Unit 9 – 15,500 Unit 10 – 4,500 Unit 11 – 4,500	■ New speculative development for 11 units ranging from 3,000 sq ft to 15,500 sq ft approx.. ■ Prime location. ■ Currently under construction and proposed completion March 2019.

Kingsway 216

KINGSWAY BUSINESS PARK JOHN MILNE AVENUE
ROCHDALE, OL16 4NG



Standard Life Investments

NEW 216,777 SQ FT INDUSTRIAL UNIT TO LET
READY FOR IMMEDIATE OCCUPATION

WWW.KINGSWAY216.COM

Kingsway 216

A BRAND NEW 216,777 SQ FT SELF-CONTAINED INDUSTRIAL UNIT WITH IMMEDIATE ACCESS TO M62 JUNCTION 21.





STRATEGICALLY DESIGNED

- 216,777 sq ft
- 11 acre site area
- 15m eaves height to underside of haunch
- 5% office content (10,150 sq ft of first floor office accommodation)
- 43% site coverage
- 20 dock and 2 level loading doors
- Concrete surfaced yard
- 50m yard depth
- 50kN/sq m floor loading
- 22 HGV trailer bays
- 770 Kva power supply
- Fully secured and lit yard
- Dedicated gatehouse
- 179 dedicated car parking spaces
- BREEAM rating "Very Good"
- Energy Saving measures – Rainwater harvesting and potential for photovoltaics on roof





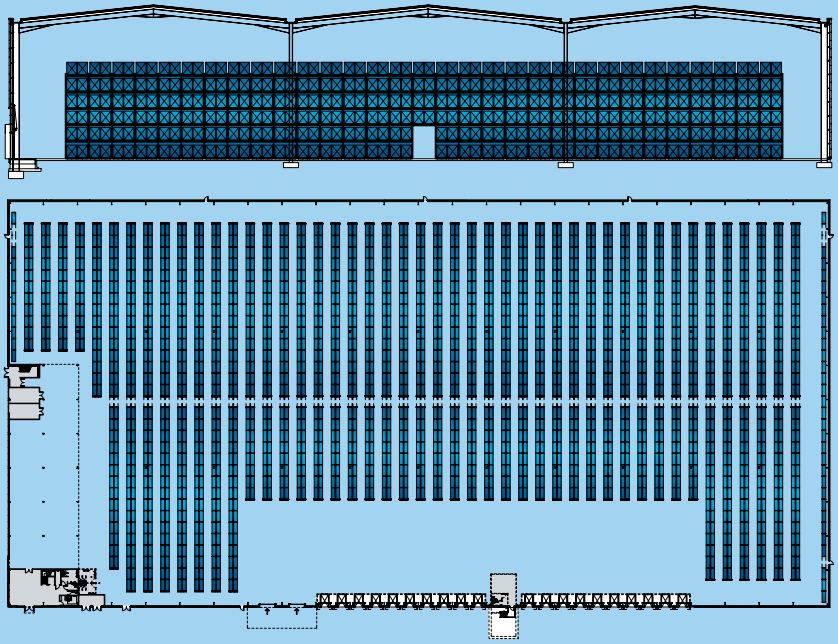


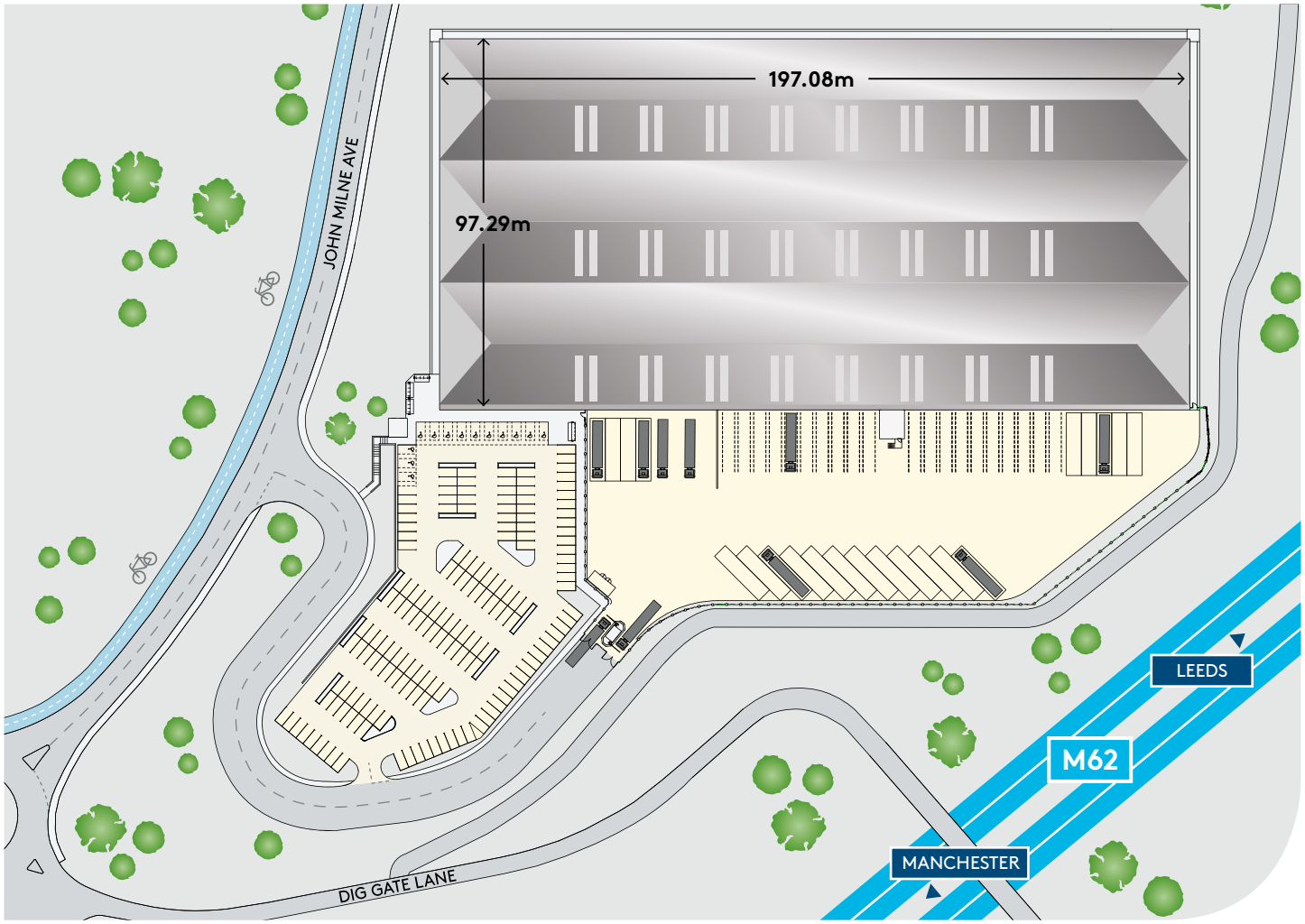
EFFICIENT STRUCTURE

Every shelf has the following specification:

+ 27,658 pallet spaces
+ 5 pallets high +1 on floor
+ 2,100mm lift
+ 900mm racking width
+ 200mm spacing

INDICATIVE RACKING LAYOUT





Kingsway 216

BUILT FOR PRODUCTIVITY

	SQ FT	SQ M
Warehouse	206,386	19,173.9
Offices (First Floor)	10,263	953.4
Gatehouse	128	11.9
Total	**216,777**	**20,139.2**





Kingsway 216





A PROMINENT LOCATION

Kingsway 216 has excellent communications with immediate access to J21 of the M62 and consequently the surrounding motorway network including the M60, M56, M66, M6 and A627(M). The unit is also situated in a prominent position having frontage to the M62 and will be visible to passing traffic, in excess of 110,000 vehicles per day.

	KM	MILES	
M62 (Junction 21)	2	1	3 mins
M60 (Junction 18)	18	11	17 mins
Manchester	23	14.5	36 mins
M6 (Junction 21a)	41	25.5	32 mins
Manchester Airport	43	26.5	34 mins
M1 (Junction 42)	48	30	31 mins
Leeds	51	32	37 mins
Liverpool John Lennon Airport	67	41.5	52 mins
Liverpool	69	43	58 mins
Birmingham	167	104	1 hr 51 mins
Newcastle upon Tyne	212	132	2 hrs 18 mins
Edinburgh	357	222	3 hrs 56 mins
London	364	226	4 hrs 7 mins

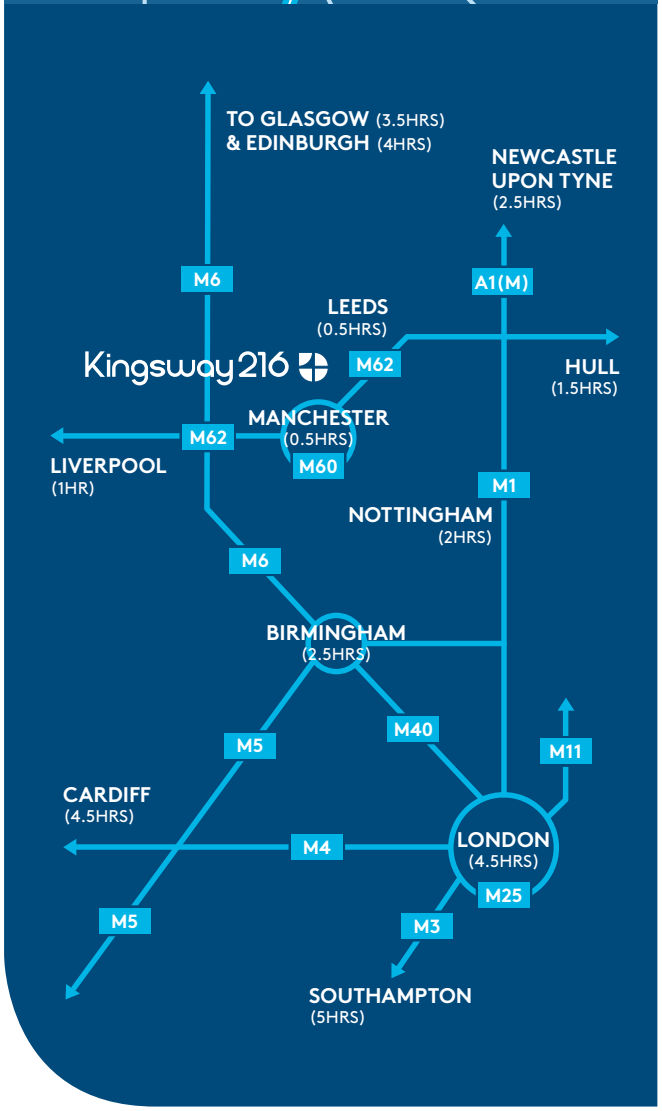


KINGSWAY BUSINESS PARK

Kingsway Business Park is one of the premier business parks in the North West, benefitting from the following:

+ Adjacent to Junction 21 of M62
+ 420 acre strategic development for B1,B2 & B8 uses
+ 1.7m sq ft of development already delivered on site
+ Existing occupiers include Asda, JD Sports, CRL, EON, and Takeuchi MFG
+ Dedicated Metrolink stop directly connecting Manchester City Centre
+ 30 acres of Green Space







KEY DEMOGRAPHICS

837,000
PEOPLE LIVE IN THE RECRUITMENT CATCHMENT AREA OF ROCHDALE

28%
OF THE UK POPULATION IS WITHIN A 120 MINUTE DRIVE OF THE SITE

8MILLION
PEOPLE LIVE WITHIN A 60 MINUTE DRIVE

7.3%
OF ECONOMICALLY ACTIVE POPULATION AVAILABLE FOR WORK COMPARED TO 6.4% ACROSS THE NORTH WEST REGION

HIGH SKILL LEVELS WITH
24.1%
QUALIFIED TO LEVEL 4 AND ABOVE

FURTHER INFORMATION

Viewing is strictly through joint letting agents:

TERMS

Upon application.

GERALDEVE
0161 830 7070
geraldeve.com

JASON PRINT
T: +44 (0)161 830 7095
M: +44 (0)7833 170680
E: jprint@geraldeve.com

P3
p3property.co.uk
0161 834 0707

PAUL DAYE
T: +44 (0)161 214 6141
M: +44 (0)7812 971 561
E: paul@p3property.co.uk

JLL
0161 828 6440
jll.co.uk/property

ANDREW LYNN
T: +44 (0)161 828 6415
M: +44 (0)7795 107469
E: andrew.lynn@eu.jll.com

Wilson Bowden Developments

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Designed and produced by Cre8te - 020 3468 5760 - www.cre8te.london

K-75

KINGSWAY BUSINESS PARK

JOHN MILNE AVENUE ROCHDALE OL16 4NH



TO LET

HIGH QUALITY INDUSTRIAL UNIT

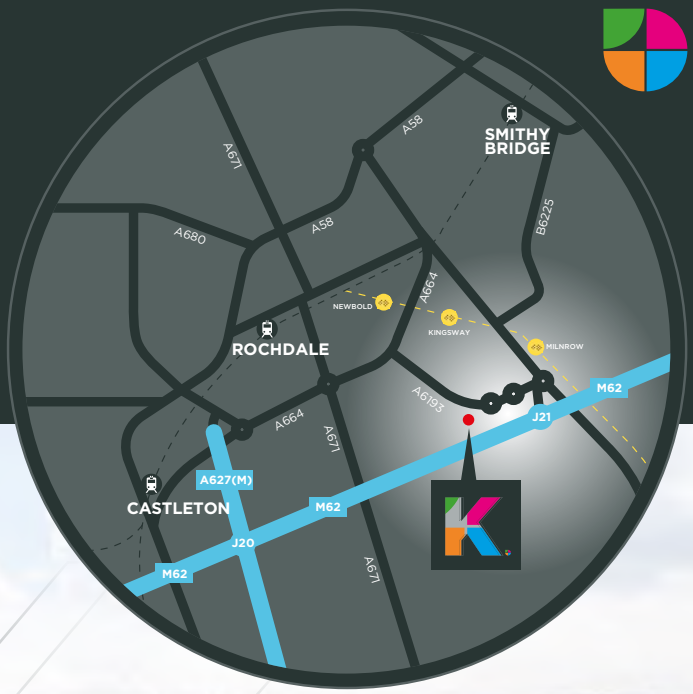
75,000 SQ FT (6,968 SQ M)

kingsway4.co.uk

LOCATION

Kingsway Business Park has excellent communications having immediate access to J21 of the M62 and consequently the surrounding motorway network including the M60, M56, M66, M6 and A627(M).

Kingsway Business Park's prime location has a catchment of 8 million people living within a 60 minute drive time of the site. The park also benefits from a new dedicated Metrolink station which provides direct access between Rochdale and Manchester City Centre.







SPECIFICATION

Unit K-75 benefits from the following specification:-

- 75,000 sq ft
- 10m eaves height to underside of haunch
- 3,750 sq ft of office accommodation (at first floor)
- Concrete surfaced yard and car park
- 8 level access loading doors plus 2 dock level access doors
- 50kN/sq m floor loading
- Power supply of 250 KVA
- 70 car parking spaces
- BREEAM 'Very Good'

ACCOMMODATION

Unit	Warehouse / Production		Office (First Floor)		Total GIA		CPS
K-75	71,250	6,619	3,750	348	75,000	6,968	70

TERMS

Upon application.

CONTACTS

For further information please contact the letting agents.

Wilson Bowden Developments

kingsway4.co.uk

JLL
0161 828 6440
jll.co.uk/property

andrew.lynn@eu.jll.com

Colliers INTERNATIONAL
0161 831 3300
www.colliers.com/uk

julien.kenny-levick@colliers.com

P3
p3property.co.uk
0161 834 0707

paul@p3property.co.uk

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SAT NAV: OL16 4NW

Kingsway Business Park, Charles Babbage Avenue, Rochdale

Kingsway Business Park

A development for

ROCHDALE BOROUGH COUNCIL

ENTER



Logical **solution**

Logic at Kingsway is an exciting new phase at one of the UK's best performing business parks. Eleven new units are currently being built and will be available in March 2019.

The scheme will provide units from **3,000 sq ft to 15,500 sq ft.**



Logical **location**

Kingsway Business Park is in an ideal location:

- Just off junction 21 of the M62, the cities and airports of Manchester and Leeds are within 30 minutes and 45 minutes respectively.
- The M62 provides excellent transport links to the local, regional and national motorway network. The M60, M66, M61, M6 and M1 are all within easy reach.
- The park also has its own Metrolink station providing direct access to Rochdale, Oldham and Manchester city centre.

Logic

Adjacent to
J21 M62

M60 6 mins

M61 13 mins

M6 25 mins

M1 45 mins

Dedicated
Metrolink
stop

The North West has a population of
7 million

It is the largest working population outside of the South East

28%
of the **UK population** is within a 2 hour drive of the site.

Rochdale labour costs are
24% lower
than the national average

High skill levels
51%
qualified to level 3 NVQ and above

Superfast broadband delivering speeds
up to 1 Gbps

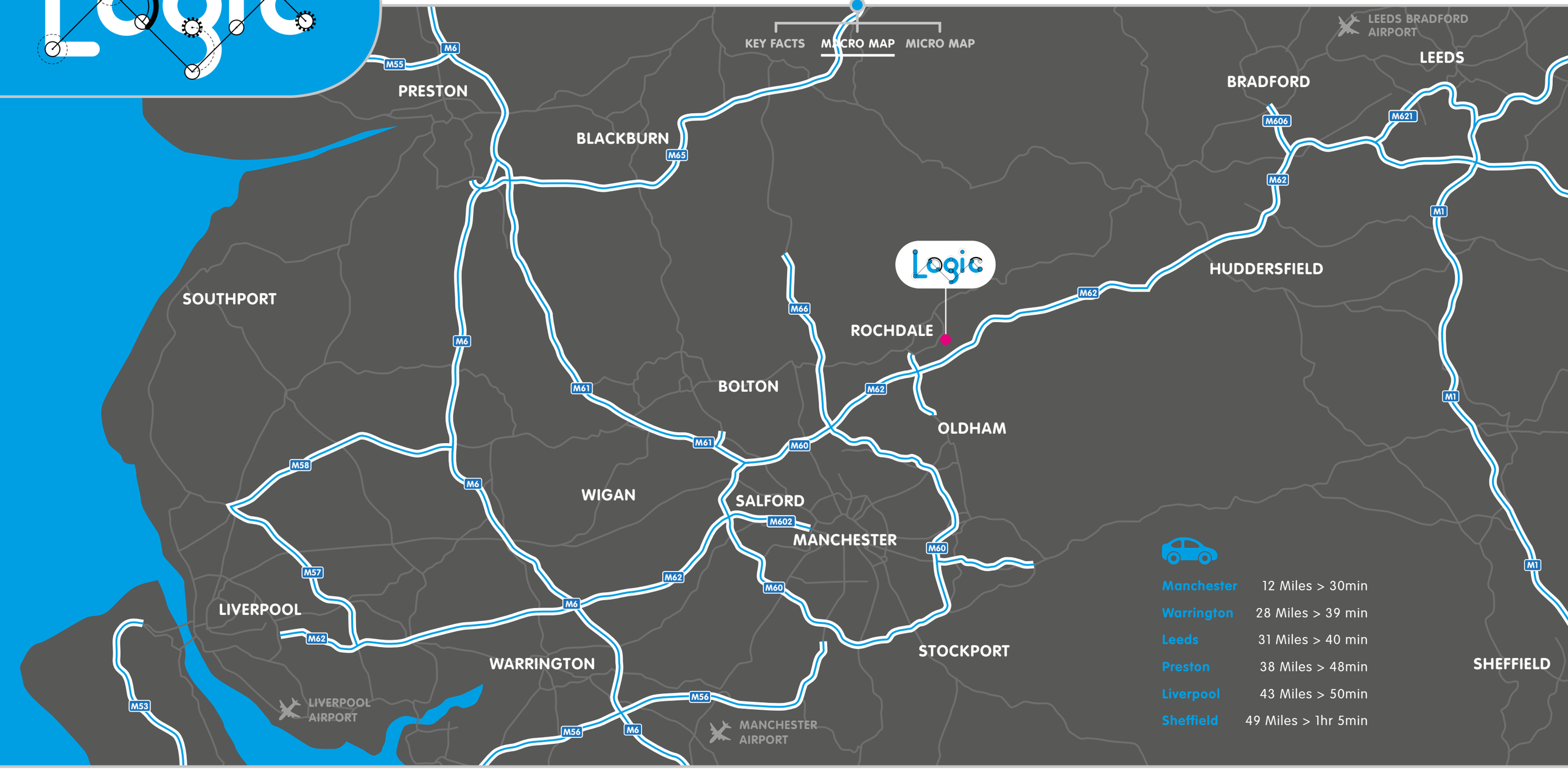
Close to
3 international airports

Manchester 30 mins

Leeds 46 mins

Liverpool 48 mins

Logical **connections**



Manchester	12 Miles > 30min
Warrington	28 Miles > 39 min
Leeds	31 Miles > 40 min
Preston	38 Miles > 48min
Liverpool	43 Miles > 50min
Sheffield	49 Miles > 1hr 5min

Logical **connections**

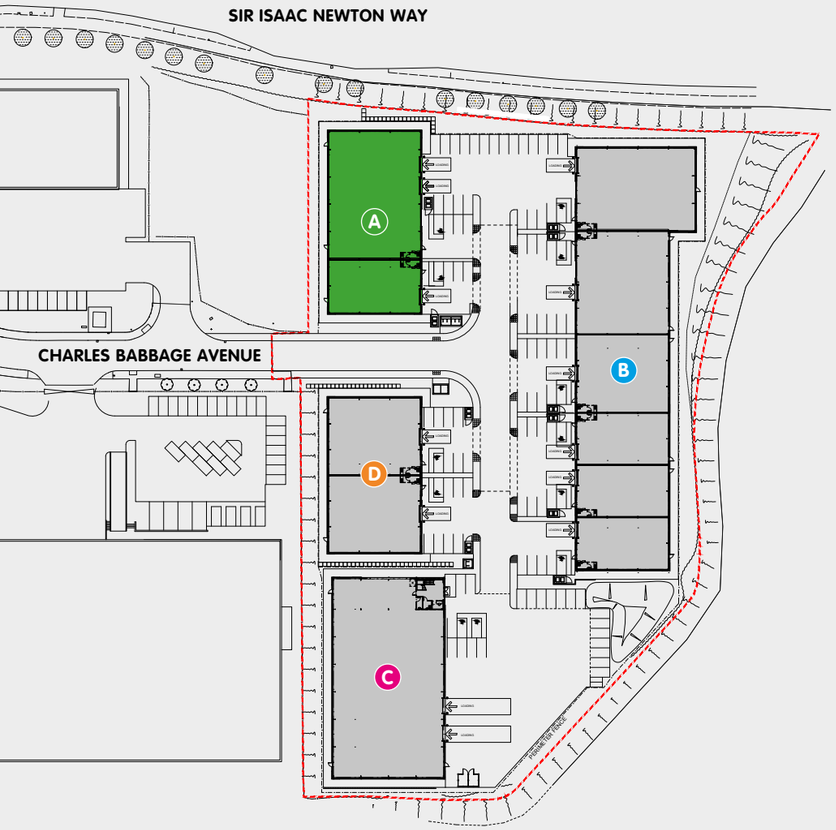


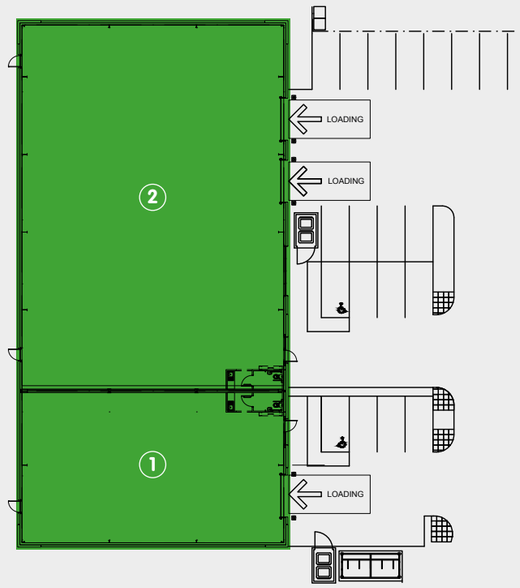
Logical **connections**



Block	Unit	Sq ft	Sq m
A	1	3,000	279
	2	7,500	697
B	3	6,250	581
	4	6,000	557
	5	4,500	418
	6	3,000	279
	7	3,000	279
	8	3,000	279
C	9	15,500	1,434
D	10	4,500	418
	11	4,500	418

A logical part of the Kingsway **masterplan**







BLOCK A

Unit 1
3,000 sq ft (279 sq m)

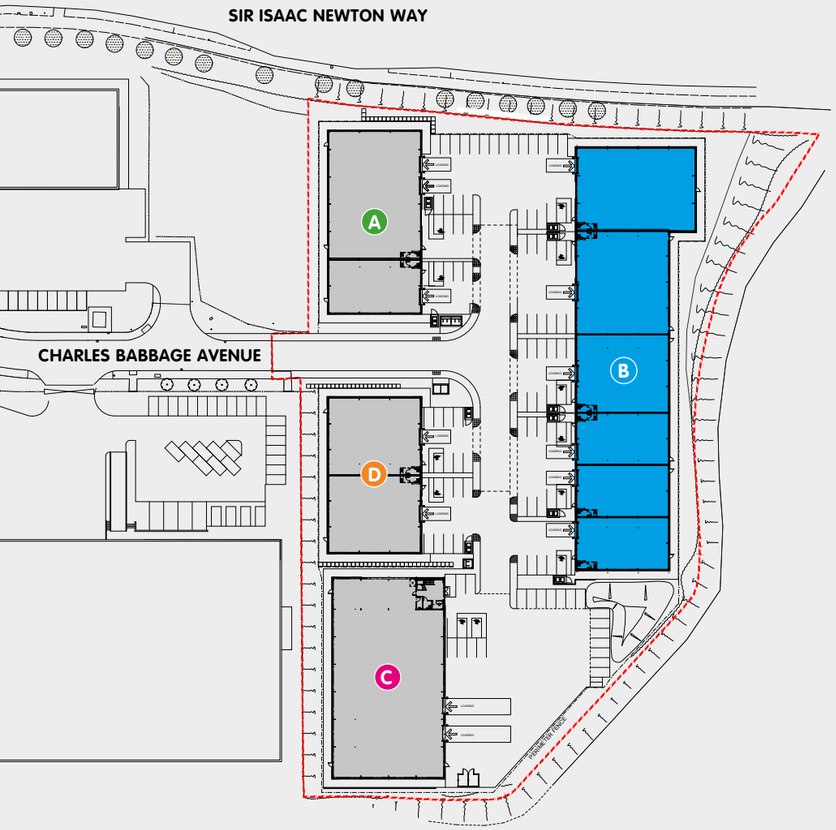
Unit 2
7,500 sq ft (697 sq m)

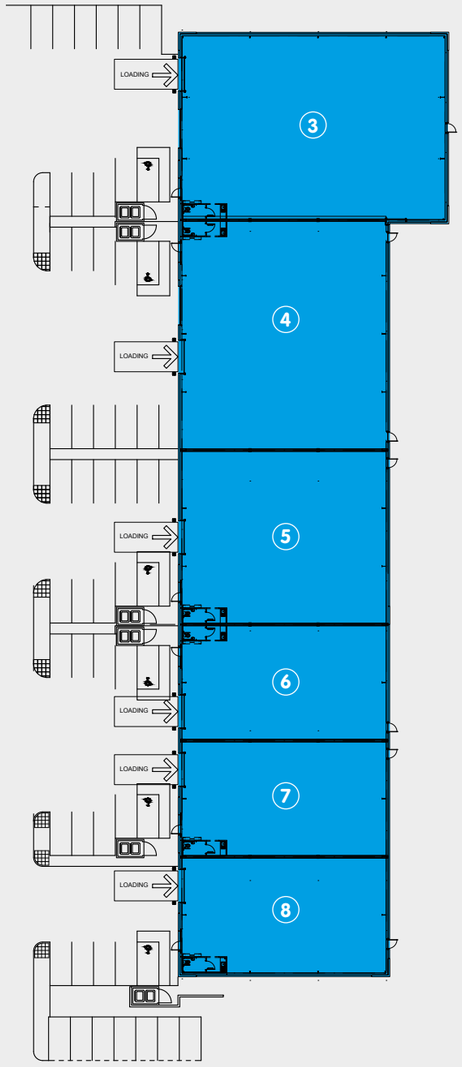
Units may be combined.

Specification

- Minimum 6 metres to the underside of the haunch
- Built out to shell with kitchenette and WC
- Shared surfaced yard and car park
- Roller shutter doors with a clear height of 4.8m
- 50 kN/m^2 floor loading
- Power supply of 35 - 70 kVA

A logical part of the Kingsway **masterplan**







BLOCK B

Unit 3
6,250 sq ft (581 sq m)

Unit 4
6,000 sq ft (557 sq m)

Unit 5
4,500 sq ft (418 sq m)

Unit 6
3,000 sq ft (279 sq m)

Unit 7
3,000 sq ft (279 sq m)

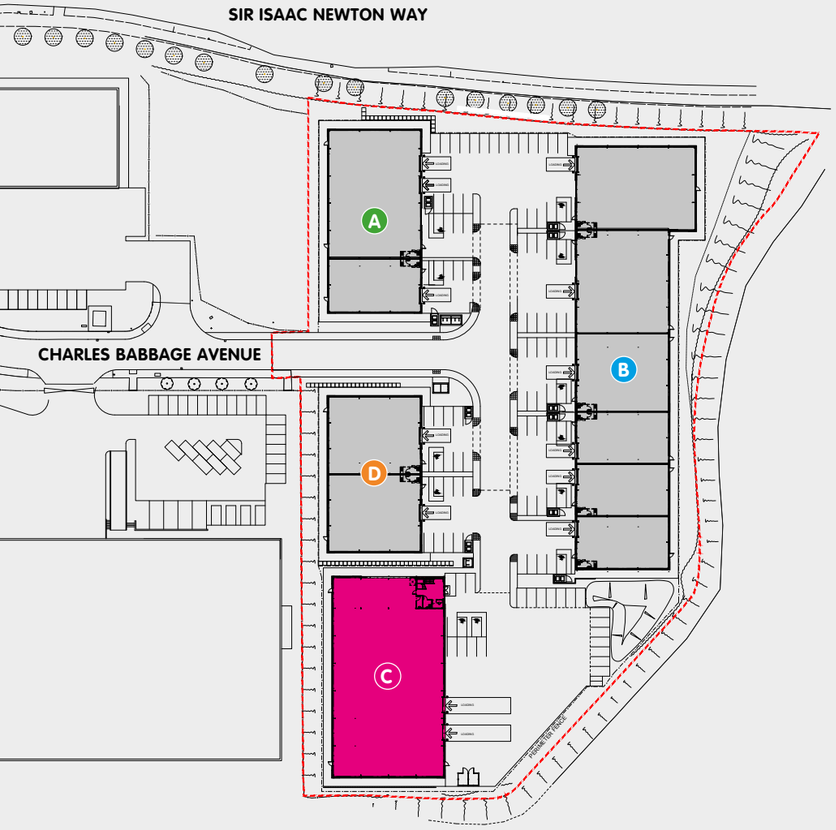
Unit 8
3,000 sq ft (279 sq m)

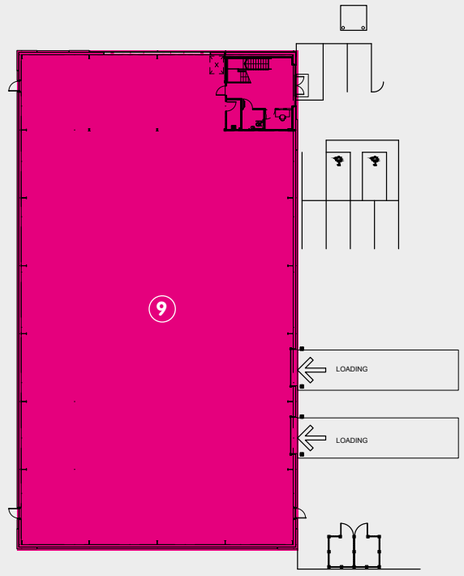
Units may be combined.

Specification

- Minimum 6 metres to the underside of the haunch
- Built out to shell with kitchenette and WC
- Shared surfaced yard and car park
- Roller shutter doors with a clear height of 4.8m
- 50 kN/m^2 floor loading
- Power supply of 35 - 55 kVA

A logical part of the Kingsway **masterplan**







BLOCK C

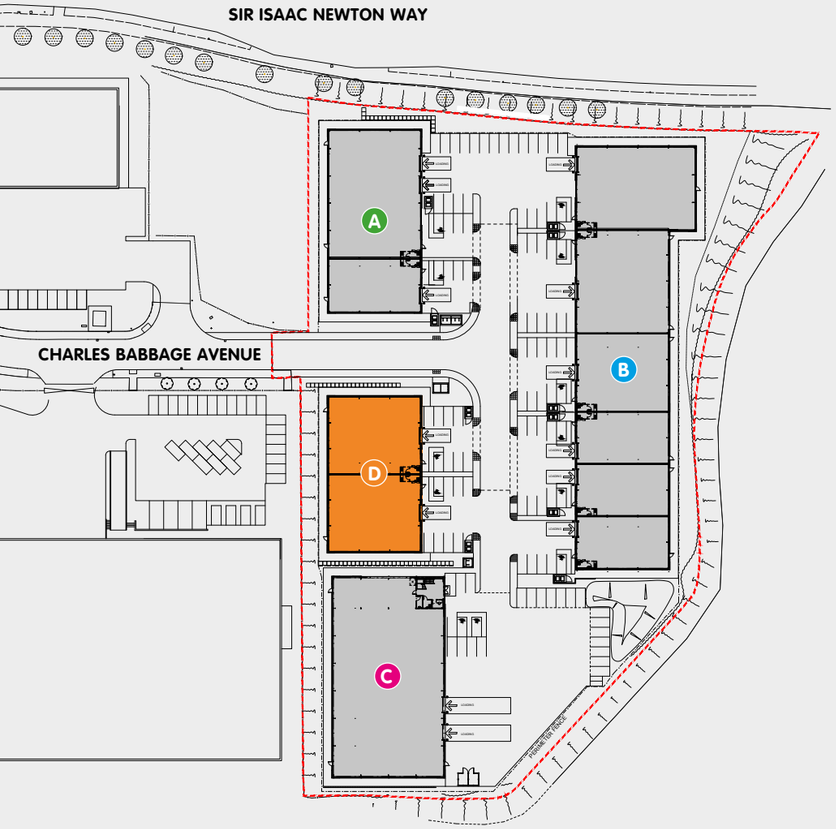
Unit 9
15,500 sq ft (1,434 sq m)

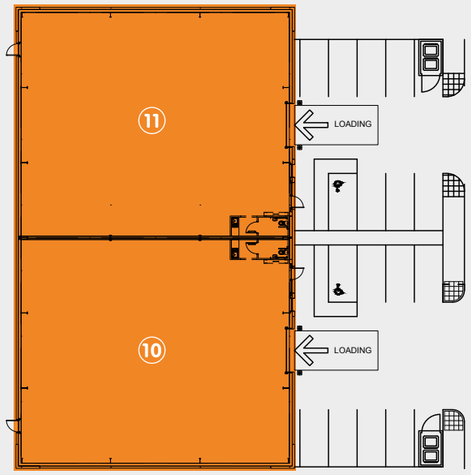
Warehouse 14,000 sq ft
Offices 1,500 sq ft

Specification

- Detatched unit with concrete surfaced yard and car park
- 8 metres to the underside of the haunch
- 10% office accommodation at first floor level
- Roller shutter doors with a clear height of 4.8m
- 50 kN/m^2 floor loading
- Power supply of 150 kVA

A logical part of the Kingsway **masterplan**







BLOCK D

Unit 10
4,500 sq ft (418 sq m)

Unit 11
4,500 sq ft (418 sq m)

Units may be combined.

Specification

- Minimum 6 metres to the underside of the haunch
- Built out to shell with kitchenette and WC
- Shared surfaced yard and car park
- Roller shutter doors with a clear height of 4.8m
- 50 kN/m^2 floor loading
- Power supply of 55 kVA

A logical part of the Kingsway **masterplan**

Logic



Kingsway Business Park

Block A

Units from 3,000 - 10,500 sq ft



Kingsway Business Park

Block B

Units from 3,000 - 12,250 sq ft



Kingsway Business Park

Block C

Unit size 15,500 sq ft



Kingsway Business Park

Block D

Units from 4,500 - 9,000 sq ft



VAT

All prices and rent etc. are quoted exclusive of VAT at the prevailing rate.

Terms

The units are available to let by way of full repairing and insuring leases on terms to be agreed.

Rates

To be assessed.

Rent

Upon application.

Service Charge

A service charge is payable for the maintenance and upkeep of the common parts of the estate.

Contact

JLL
0161 828 6440
jll.co.uk/property

Richard Johnson
07980 837328
Richard.Johnson@eu.jll.com

Robert Kos
07709 846930
Robert.Kos@eu.jll.com

BC REAL ESTATE
0161 636 9202
bcrealestate.co.uk

John Barton
07501 773672
john@bcrealestate.co.uk

Gary Chapman
07887 578506
gary@bcrealestate.co.uk

BartonKendal
COMMERCIAL
CHARTERED SURVEYORS
01706 353 794
www.barton-kendal.co.uk

Marc Wright
07909 945947
marc@barton-kendal.co.uk

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Appendix 4

Co-Star Availability with 3 Mile Radius of Subject Site

Caldershaw Business Centre, Ings Ln, Rochdale, OL12 7LQ

AKA Ings Ln

Rochdale, OL12 7LQ

Lancashire County

Building Type: **Light Manufacturing**
Star Rating: ★★★☆☆
Building Status: **Existing**
Building Size: **249,441 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **66,736 SF**
Max Contig: **43,094 SF**
Smallest Space: **7,248 SF**
Rent/SF/Yr: **Withheld**
% Leased: **90.5%**



Seller Rep (Condo): **Company information unavailable at this time**

Kingsway 216, John Milne Ave, Rochdale, OL16 4NG

Rochdale, OL16 4NG

Lancashire County

Building Type: **Distribution**
Star Rating: ★★★★☆
Building Status: **Built Jul 2016**
Building Size: **216,410 SF**
Land Area: **10.86 AC**
Stories: **2**
Parking: **179 Surface Spaces are available; Ratio of 0.82/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **216,380 SF**
Max Contig: **216,380 SF**
Smallest Space: **10,150 SF**
Rent/SF/Yr: **£5.75**
% Leased: **0.0%**



Landlord Rep: **Gerald Eve / Jason Print 0161 830 7095 -- 216,380 SF /10,150 ofc (10,150-206,230 SF)**

Moss Mill, Woodbine St E, Rochdale, OL16 5LB

AKA Woodbine St E

Rochdale, OL16 5LB

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Built 1880**
Building Size: **173,500 SF**
Land Area: **-**
Stories: **5**
For Sale: **Not For Sale**

Space Avail: **37,392 SF**
Max Contig: **14,368 SF**
Smallest Space: **870 SF**
Rent/SF/Yr: **£3.00 - £5.00/iri**
% Leased: **86.7%**



Landlord Rep: **Bolton Marshall / Tom Quinn 01706 638341**
Leasing Company: **Avison Young / -- 28,736 SF (14,368 SF)**
Bizspace Ltd / -- 8,656 SF (870-2,680 SF)

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Mutual Mill 2, Aspinall St, Heywood, OL10 4HW

Heywood, OL10 4HW

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Built 1890**
Building Size: **165,974 SF**
Land Area: **-**
Stories: **6**
For Sale: **For Sale at £2,000,000 as part of a portfolio of 2 properties - Available**

Space Avail: **165,972 SF**
Max Contig: **165,972 SF**
Smallest Space: **27,662 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Sales Company: **WT Gunson: Neale Sayle 0161 833 9797**
Landlord Rep: **WT Gunson -- 165,972 SF (27,662 SF)**

Phase 2, Cowm Top Rd, Rochdale, OL11 2PU

AKA Cowm Top Rd

Rochdale, OL11 2PU

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Proposed**
Building Size: **100,000 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **30,000 SF**
Max Contig: **30,000 SF**
Smallest Space: **30,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **70.0%**



Seller Rep (Condo): **Company information unavailable at this time**
Leasing Company: **JLL / -- 30,000 SF (30,000 SF)**

K-75, John Milne Ave, Rochdale, OL16 4NH

Rochdale, OL16 4NH

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★★☆
Building Status: **Built Dec 2016**
Building Size: **75,000 SF**
Land Area: **-**
Stories: **2**
Parking: **70 Surface Spaces are available; Ratio of 0.93/1,000 SF**
For Sale: **For Sale at £750,000 (£10.00/SF) - Available**

Space Avail: **75,000 SF**
Max Contig: **75,000 SF**
Smallest Space: **3,750 SF**
Rent/SF/Yr: **£6.50**
% Leased: **0%**



Sales Company: **JLL: Andrew Lynn 0161 828 6415**
Colliers International: John Sullivan 0161 831 3305
Landlord Rep: **JLL / Andrew Lynn 0161 828 6415 -- 75,000 SF /7,500 ofc (3,750-71,250 SF)**

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Fieldhouse Industrial Estate, Fieldhouse Rd, Rochdale, OL12 0AA

AKA Fieldhouse Rd

Rochdale, OL12 0AA

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Built May 1984**
Building Size: **57,232 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **53,224 SF**
Max Contig: **53,224 SF**
Smallest Space: **53,224 SF**
Rent/SF/Yr: **£3.50/tbd**
% Leased: **100%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 53,224 SF /858 ofc (53,224 SF)**

Kingsway Business Park, Sir Issac Way, Rochdale, OL16 4UX

AKA Sir Issac Way

Rochdale, OL16 4UX

Lancashire County

Building Type: **Industrial**
Star Rating: ★★★☆☆
Building Status: **Under Construction, delivers Mar 2019**
Building Size: **50,000 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **50,000 SF**
Max Contig: **15,490 SF**
Smallest Space: **3,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



Landlord Rep: **BC Real Estate / John Barton 0161 636 9202 -- 50,000 SF (3,000-15,490 SF)**

Royle Pennine Trading Estate, Lynroyle Way, Rochdale, OL11 3EX

AKA Lynroyle Way

Rochdale, OL11 3EX

Lancashire County

Building Type: **Light Manufacturing**
Star Rating: ★★☆☆☆
Building Status: **Built 2007**
Building Size: **46,035 SF**
Land Area: **-**
Stories: **2**
For Sale: **Not For Sale**

Space Avail: **11,407 SF**
Max Contig: **11,407 SF**
Smallest Space: **11,407 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: **Knight Frank LLP / 0161 833 0023**
Leasing Company: **Lambert Smith Hampton Ltd / -- 11,407 SF (11,407 SF)**

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Fieldhouse Industrial Estate, Fieldhouse Rd, Rochdale, OL12 0AA

AKA Fieldhouse Rd

Rochdale, OL12 0AA

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Built Jul 1903**
Building Size: **43,900 SF**
Land Area: **-**
Stories: **5**
For Sale: **Not For Sale**

Space Avail: **19,225 SF**
Max Contig: **12,531 SF**
Smallest Space: **546 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: **Avison Young / Simon Hampson 0161 819 8216 -- 19,225 SF (546-12,531 SF)**

Fieldhouse Industrial Estate, Fieldhouse Rd, Rochdale, OL12 0AA

AKA Fieldhouse Rd

Rochdale, OL12 0AA

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Built 1971**
Building Size: **41,863 SF**
Land Area: **-**
Stories: **2**
For Sale: **Not For Sale**

Space Avail: **8,548 SF**
Max Contig: **2,801 SF**
Smallest Space: **1,579 SF**
Rent/SF/Yr: **£4.18 - £6.43/tbd**
% Leased: **100%**



Landlord Rep: **Bizspace Ltd / Garry Cumming 01706 712008 -- 8,548 SF (1,579-2,801 SF)**

Astra Centre, Royle Barn Rd, Rochdale, OL11 3DT

AKA Royle Barn Rd

Rochdale, OL11 3DT

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Built Nov 1978**
Building Size: **40,764 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **6,319 SF**
Max Contig: **6,319 SF**
Smallest Space: **6,319 SF**
Rent/SF/Yr: **£3.67/fri**
% Leased: **100%**



Landlord Rep: **Nolan Redshaw / Paul Nolan 0161 763 0822 -- 6,319 SF (6,319 SF)**

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Phase 1, Cowm Top Rd, Rochdale, OL11 2PU

Rochdale, OL11 2PU

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Built 2012**
Building Size: **36,296 SF**
Land Area: **18 AC**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **2,824 SF**
Max Contig: **2,824 SF**
Smallest Space: **2,824 SF**
Rent/SF/Yr: **£4.51/fri**
% Leased: **100%**



Landlord Rep: **Pearson Ferrier / Joe Bostock 0161 764 4440 -- 2,824 SF (2,824 SF)**

Block A, Fishwick St, Rochdale, OL16 5NP

AKA Bilberry St

Rochdale, OL16 5NP

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Built Jan 2007**
Building Size: **31,127 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **4,187 SF**
Max Contig: **4,187 SF**
Smallest Space: **4,187 SF**
Rent/SF/Yr: **£4.95/fri**
% Leased: **86.6%**



Landlord Rep: **Bolton Marshall / Paul Marshall 01706 638341**
Tom Quinn 01706 638341
Leasing Company: **JLL / -- 4,187 SF (4,187 SF)**

Former Pavilion Garage, Market St, Rochdale, OL12 8PG

Rochdale, OL12 8PG

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Built Apr 1958**
Building Size: **30,492 SF**
Land Area: **0.63 AC**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **2,313 SF**
Max Contig: **2,313 SF**
Smallest Space: **2,313 SF**
Rent/SF/Yr: **£3.46/fri**
% Leased: **100%**



Landlord Rep: **Ryder & Dutton Ltd / James Roberts 0161 925 3232 -- 2,313 SF (2,313 SF)**

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Building D3, Kingsway, Rochdale, OL16 4UX

AKA Kingsway

Rochdale, OL16 4UX

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Under Construction, delivers Jan 2019**
Building Size: **28,750 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **28,750 SF**
Max Contig: **6,250 SF**
Smallest Space: **3,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 28,750 SF (3,000-6,250 SF)**

Globe Park, Moss Bridge Rd, Rochdale, OL16 5EB

AKA Moss Bridge Rd

Rochdale, OL16 5EB

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Built 2002**
Building Size: **20,212 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **4,018 SF**
Max Contig: **2,009 SF**
Smallest Space: **2,009 SF**
Rent/SF/Yr: **£5.97 - £6.00/tbd**
% Leased: **90.1%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 4,018 SF (2,009 SF)**

Roeacre Business Park, Fir St, Heywood, OL10 1PN

AKA Fir St

Heywood, OL10 1PN

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Built Aug 2008**
Building Size: **18,194 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **12,500 SF**
Max Contig: **12,500 SF**
Smallest Space: **12,500 SF**
Rent/SF/Yr: **£3.50/tbd**
% Leased: **100%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 12,500 SF (12,500 SF)**

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Globe Park, Moss Bridge Rd, Rochdale, OL16 5EB

AKA Moss Bridge Rd

Rochdale, OL16 5EB

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Built 2002**
Building Size: **17,787 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **11,514 SF**
Max Contig: **11,514 SF**
Smallest Space: **5,757 SF**
Rent/SF/Yr: **£5.00/fri**
% Leased: **35.3%**



Landlord Rep: **BC Real Estate / John Barton 0161 636 9202 -- 11,514 SF (5,757 SF)**

Kingsway, Rochdale, OL16 4UX

Rochdale, OL16 4UX

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Under Construction, delivers Jan 2019**
Building Size: **14,000 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **14,000 SF**
Max Contig: **14,000 SF**
Smallest Space: **14,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 14,000 SF (14,000 SF)**

Astra Centre, Royle Barn Rd, Rochdale, OL11 3DT

AKA Royle Barn Rd

Rochdale, OL11 3DT

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Built Dec 1985**
Building Size: **12,000 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **3,875 SF**
Max Contig: **3,875 SF**
Smallest Space: **3,875 SF**
Rent/SF/Yr: **£4.95/fri**
% Leased: **100%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 3,875 SF (3,875 SF)**

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Building D3, Kingsway, Rochdale, OL16 4UX

AKA Kingsway

Rochdale, OL16 4UX

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Under Construction, delivers Jan 2019**
Building Size: **10,750 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **10,250 SF**
Max Contig: **7,250 SF**
Smallest Space: **3,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **4.7%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 10,250 SF (3,000-7,250 SF)**

Lincoln Clos, Rochdale, OL11 1NP

Rochdale, OL11 1NP

Lancashire County

Building Type: **Light Manufacturing**
Star Rating: ★★★☆☆
Building Status: **Built Aug 1995**
Building Size: **10,000 SF**
Land Area: **-**
Stories: **1**
For Sale: **For Sale - Under Offer**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **3,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Sales Company: **Barton Kendal: Marc Wright 0845 226 0044**
Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 10,000 SF (3,000-10,000 SF)**

Unit 1, Haynes St, Rochdale, OL12 0UW

Rochdale, OL12 0UW

Lancashire County

Building Type: **Service**
Star Rating: ★★☆☆☆
Building Status: **Built 1985**
Building Size: **9,082 SF**
Land Area: **-**
Stories: **2**
For Sale: **Not For Sale**

Space Avail: **9,082 SF**
Max Contig: **9,082 SF**
Smallest Space: **9,082 SF**
Rent/SF/Yr: **£6.00/fri**
% Leased: **100%**



Landlord Rep: **Barton Kendal / Steve Barton 0845 226 0044**
Leasing Company: **Walker Singleton & Co / -- 9,082 SF (9,082 SF)**

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Building D3, Kingsway, Rochdale, OL16 4UX

AKA Kingsway

Rochdale, OL16 4UX

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★★☆☆
Building Status: **Under Construction, delivers Jan 2019**
Building Size: **9,000 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **9,000 SF**
Max Contig: **4,500 SF**
Smallest Space: **4,500 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 9,000 SF (4,500 SF)**

Park Works, River St, Heywood, OL10 4AB

AKA River St

Heywood, OL10 4AB

Lancashire County

Building Type: **Warehouse**
Star Rating: ★★☆☆☆
Building Status: **Existing**
Building Size: **8,396 SF**
Land Area: **-**
Stories: **2**
For Sale: **Not For Sale**

Space Avail: **8,396 SF**
Max Contig: **8,396 SF**
Smallest Space: **1,108 SF**
Rent/SF/Yr: **£2.98/fri**
% Leased: **100%**



Landlord Rep: **Breakey & Nuttall / Glenn Drake-Owen 0161 660 3101 -- 8,396 SF (1,108-4,204 SF)**

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The Pavilions, Bridgefold Rd, Rochdale, OL11 5BX

AKA Bridgefold Rd

Rochdale, OL11 5BX

Lancashire County

Building Type: **Service**
Star Rating: ★★★☆☆
Building Status: **Built Jul 2003**
Building Size: **8,025 SF**
Land Area: **-**
Stories: **1**
Expenses: **2011 Tax @ £0.65/sf**
For Sale: **Not For Sale**

Space Avail: **4,282 SF**
Max Contig: **4,282 SF**
Smallest Space: **4,282 SF**
Rent/SF/Yr: **£5.83/tbd**
% Leased: **46.6%**



Seller Rep (Condo): **Company information unavailable at this time**

Green Grove Mill, Dyehouse Ln, Rochdale, OL16 2QN

Rochdale, OL16 2QN

Lancashire County

Building Type: **Service**
Star Rating: ★★★☆☆
Building Status: **Built Jun 1985**
Building Size: **8,002 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **8,002 SF**
Max Contig: **8,002 SF**
Smallest Space: **8,002 SF**
Rent/SF/Yr: **£3.00/tbd**
% Leased: **0%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 8,002 SF (8,002 SF)**

Shawclough Rd, Rochdale, OL12 6ND

Rochdale, OL12 6ND

Lancashire County

Building Type: **Industrial**
Star Rating: ★★★☆☆
Building Status: **Built 1990**
Building Size: **6,461 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **6,461 SF**
Max Contig: **6,461 SF**
Smallest Space: **2,812 SF**
Rent/SF/Yr: **£2.74 - £3.56/tbd**
% Leased: **100%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 6,461 SF (2,812-3,649 SF)**

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Alma Industrial Estate, Regent St, Rochdale, OL12 0HQ

AKA Regent St

Rochdale, OL12 0HQ

Lancashire County

Building Type: **Service**
Star Rating: ★★☆☆☆
Building Status: **Built Feb 1989**
Building Size: **5,621 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **3,881 SF**
Max Contig: **3,881 SF**
Smallest Space: **271 SF**
Rent/SF/Yr: **£5.28/tbd**
% Leased: **100%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 3,881 SF /271 ofc (271-3,610 SF)**

Heritage Park Ind. Estate, Chichester St, Rochdale, OL16 2AU

Rochdale, OL16 2AU

Lancashire County

Building Type: **Service**
Star Rating: ★★★☆☆
Building Status: **Built Aug 2001**
Building Size: **4,784 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **4,784 SF**
Max Contig: **4,784 SF**
Smallest Space: **4,784 SF**
Rent/SF/Yr: **£5.43/fri**
% Leased: **100%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 4,784 SF (4,784 SF)**

Shawclough Trading Estate, Shawclough Rd, Rochdale, OL12 6ND

Rochdale, OL12 6ND

Lancashire County

Building Type: **Industrial**
Star Rating: ★★★☆☆
Building Status: **Built 1990**
Building Size: **3,389 SF**
Land Area: **-**
Stories: **2**
For Sale: **Not For Sale**

Space Avail: **3,389 SF**
Max Contig: **3,389 SF**
Smallest Space: **3,389 SF**
Rent/SF/Yr: **£3.75/fri**
% Leased: **100%**



Landlord Rep: **Barton Kendal / Marc Wright 0845 226 0044 -- 3,389 SF (3,389 SF)**

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1



Ings Ln

Rochdale, OL12 7LQ

Building Type: **Light Industrial/Light Manufacturing**
Status: **Existing**
Building Size: **249,441 SF**
Loading Docks: **-**
Drive Ins: **Yes**
Star Rating: ★★★☆☆

Sale Price: **£725,000**
Price/SF: **£31**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **372**
Tenure: **Freehold**

This property is for sale individually

2



Linden Mill

Queensway

Rochdale, OL11 2PQ

Building Type: **Industrial/Manufacturing**
Status: **Existing**
Building Size: **101,500 SF**
Loading Docks: **-**
Drive Ins:
Star Rating: ★★★☆☆

Sale Price: **For Sale**
Price/SF: **-**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **763**
Tenure: **Freehold**

This property is represented by Barton Kendal - Marc Wright, 0845 226 0044
This property is for sale individually

25/09/2018

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3



K-75

John Milne Ave

Rochdale, OL16 4NH

Building Type: **Industrial/Warehouse**

Status: **Built Dec 2016**
Building Size: **75,000 SF**
Loading Docks: **8 ext (bldg. total)**
Drive Ins:
Star Rating: ★★★★☆

Sale Price: **£750,000**
Price/SF: **£10**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **161**
Tenure: **Freehold**

This property is represented by Colliers International - John Sullivan, 0161 831 3305
This property is for sale individually

4



Former Ron Chalker

901 Mellor St

Rochdale, OL11 5BU

Building Type: **Industrial/Warehouse**

Status: **Built Nov 1910**
Building Size: **71,910 SF**
Loading Docks: **-**
Drive Ins:
Star Rating: ★★☆☆☆

Sale Price: **£1,850,000**
Price/SF: **£26**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **189**
Tenure: **Freehold**

This property is represented by Avison Young - Jack Weatherilt, 0161 819 8224 Simon Hampson, 0161 819 8216
This property is for sale individually

5



K35

John Milne Ave

Rochdale, OL16 4NH

Building Type: **Industrial/Warehouse**

Status: **Built Jan 2017**
Building Size: **35,000 SF**
Loading Docks: **4 ext (bldg. total)**
Drive Ins:
Star Rating: ★★★★☆

Sale Price: **£350,000**
Price/SF: **£10**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **161**
Tenure: **Freehold**

This property is represented by Colliers International - John Sullivan, 0161 831 3305 Nathan Khanverdi, 0161 831 3371
This property is for sale individually

6



Buckley Rd

Oldham, OL12 9EF

Building Type: **Industrial/Warehouse**

Status: **Built Mar 1991**
Building Size: **19,000 SF**
Loading Docks: **None**
Drive Ins: **3 tot./10'0"w x 14'0"h**
Star Rating: ★★★☆☆

Sale Price: **£215,000**
Price/SF: **£64**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **221**
Tenure: **Long Leasehold**

This property is for sale individually

7



Queensway

Rochdale, OL11 2NU

Building Type: **Industrial/Warehouse**

Status: **Built Mar 1989**
Building Size: **10,995 SF**
Loading Docks: **1 ext (bldg. total)**
Drive Ins:
Star Rating: ★★★☆☆

Sale Price: **For Sale**
Price/SF: **-**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **106**
Tenure: **Freehold**

This property is for sale individually

8-1



Bridgefold Rd

Rochdale, OL11 5BX

Building Type: **Industrial/Service**

Status: **Built Jul 2003**
Building Size: **8,025 SF**
Loading Docks: **-**
Drive Ins:
Star Rating: ★★★☆☆

Sale Price: **£642,000**
Price/SF: **£92**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **48**
Tenure: **Freehold**

This property is part of a portfolio only sale

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9



Norman Rd

Rochdale, OL11 4HS

Building Type: **Industrial/Service**

Status: **Built 2008**
Building Size: **7,996 SF**
Loading Docks: **-**
Drive Ins: **Yes**
Star Rating: ★★☆☆☆

Sale Price: **£350,000**
Price/SF: **£44**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **125**
Tenure: **Freehold**

This property is represented by BC Real Estate - Gary Chapman, 0161 636 9202
This property is for sale individually

10



Primrose Street Garage

Primrose St

Rochdale, OL12 6AW

Building Type: **Industrial**

Status: **Built 1980**
Building Size: **3,000 SF**
Loading Docks: **-**
Drive Ins:
Star Rating: ★★★☆☆

Sale Price: **£300,000**
Price/SF: **£100**
Net Initial Yield: **-**
Sale Status: **Available**
Days On Market: **105**
Tenure: **Freehold**

This property is represented by Barton Kendal - Marc Wright, 0845 226 0044
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Appendix 5

Site Plan



LEGEND

- PATHS TO BE MARSHALLS RICHMOND 450 x 450mm BUFF CONCRETE PLAIN BUTT JOINTED ON 50mm THICK MIN RCD 2N 1:2:4mm THICK LAYER OF WELL GRADED AGGREGATE
- PARKING BAYS / DRIVEWAYS IN TRAFFIC ROLLED 40N BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY SPECIFICATION REFER TO L.A.'S ENGINEERS DRAWINGS
- MARSHALLS TRADITIONAL PERMEABLE BRINDLE BLOCK PAVING
- DECHISTER RAMPED TABLE SURFACE
- EDGE KERB
- 1m HIGH DENOTES LANDSCAPED AREA PLEASE REFER TO SPECIFICATION CONTRACTORS DRAWING
- 1800mm HIGH BRICK WALL SEE RSD 9001 TYPE 1.
- 2100mm HIGH BRICK WALL SEE RSD 9001 TYPE 1.
- 1800mm HIGH CLOSE BOARDED FENCE SEE RSD 9012 TYPE A STAINED TO COMPLY WITH BS5268 WHERE NOTED.
- 2100mm HIGH LAPSE BOARDED FENCE SEE RSD 9012 TYPE A STAINED TO COMPLY WITH BS5268 WHERE NOTED.
- 1100 - 1500mm HIGH HOOPED TOP METAL RAILING SEE RSD 9002 & NOTE ON LAYOUT
- 1800mm HIGH CLOSE BOARDED GATE GLAH TO LOCK WITH ASSA ABLOY 3 LEVER DEADLOCK WITH AN TO BE SLAM TO LOCK WITH EDMA 6 PIN MORTICE LOCK
- 0FLAT ENTRANCE DOOR ALL DOORS TO HAVE FLUSH THRESHOLD. FLAGSTONED DWELLINGS PRO RISE 1750 = 1750mm LEVEL FLAT DPM AT ENTRANCE TO DWELLING.
- PAINTED FIRE RATED DOORS
- GARAGE PERSONNEL DOORS
- GARAGE DOORS
- DENOTES PLOTS WITH GABLE WINDOWS OMITTED

- TREES TO BE RETAINED (REFER TO TREE SURVEY)
- ROOT PROTECTION AREA (REFER TO TREE SURVEY FOR RADIUS)
- TREES TO BE REMOVED (REFER TO TREE SURVEY)

NOTES

- PATHS GENERALLY TO BE 450mm WIDE.
- PATIOS GENERALLY TO BE 3750 x 1400mm UNLESS INDICATED OTHERWISE.
- PATIOS & SLABS TO BE OFFSET MIN. 10mm WHERE A FOOTPATH OR PATIO IS ADJACENT TO A DWELLING
- MOWING STRIP TO BE PROVIDED (RAISE TURFED AREAS ABUT HOUSE, TO CONSIST OF 150mm WIDE WHITE STONE DARPHOOL.
- CAP/LAND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW D.P.C., UNLESS OTHERWISE NOTED.
- ALL DWELLING FRONT ENTRANCES TO HAVE LEVEL THRESHOLD.

MATERIAL REFERENCE
B = BRICK
R.R = BRICK / RENDER

METER REFERENCES
G = GAS METER
E = ELECTRIC METER
W = STOP TAP

HOUSETYPE REFERENCES





0 2.5 5 10 15 25m
SCALE BAR 1:500

GP ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Wal	End	Det	Total
GP Corne	20	734	2	14680	0	20	0	20
GP Wisdom	34	888	3	21576	0	10	1	24
GP Chatham	4	888	3	8352	0	0	0	0
GP Lyn	24	1040	3	24864	0	24	0	24
TOTAL =	72			64896				
Gross Area	7.67 Acres							
Coverage	17880 10738 SQFT/Acre							
Density	18.81523881 UPA							

SIGMA ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Wal	End	Det	Total
2 Bed Apartments	24	613	2	14712	0	0	0	0
Dalingham	4	850	3	3400	0	0	0	4
Wisemar	20	850	3	17000	0	10	0	20
Ellesmere	13	853	3	11113	0	10	0	13
Ellesmere Jb	3	842	3	2958	0	1	0	3
Wisemar Up	3	564	3	4693	0	0	0	3
Dee	12	1062	4	12648	0	12	1	13
TOTAL =	82			87709				
Nett Area	5.43 Acres							
Coverage	16825 7911 SQFT/Acre							
Density	23.76511594 UPA							

OPEN MARKET ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Wal	End	Det	Total
Ellesmere	12	853	3	10236	0	12	0	12
Mere Extension	7	865	3	6055	0	0	1	7
Langdale	8	853	3	6824	0	0	8	8
Mere Elevated	14	1026	3	14070	0	14	0	14
Ashbourne	13	941	3	12233	0	0	13	13
Dunham	9	1183	4	9464	0	0	8	8
Dunham	11	1184	4	13024	0	0	11	11
TOTAL =	74			73793				
Gross Area	5.39 Acres							
Coverage	13690 7738 SQFT/Acre							
Density	13.73912681 UPA							

TOTALS	
Total Units	229
Total SQFT	226482
Total Area	15.81 Acres
Coverage	14323.43735 SQFT/Acre
Density	18.27641935 UPA

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Royle Road
(Former Minky Works)
Rochdale

Draft Layout

Scale	1:500	Drawn by	SMc
Date	Sept 18	Check by	

SK537-DL-01

Sheet 1 of 1

Appendix 6

Aerial Photograph

